



# County of Los Angeles CHIEF EXECUTIVE OFFICE

Kenneth Hahn Hall of Administration  
500 West Temple Street, Room 713, Los Angeles, California 90012  
(213) 974-1101  
<http://ceo.lacounty.gov>

SACHI A. HAMAI  
Chief Executive Officer

February 18, 2016

To: Supervisor Hilda L. Solis, Chair  
Supervisor Mark Ridley-Thomas  
Supervisor Sheila Kuehl  
Supervisor Don Knabe  
Supervisor Michael D. Antonovich

From: Sachi A. Hamai  
Chief Executive Officer

Board of Supervisors  
HILDA L. SOLIS  
First District

MARK RIDLEY-THOMAS  
Second District

SHEILA KUEHL  
Third District

DON KNABE  
Fourth District

MICHAEL D. ANTONOVICH  
Fifth District

## **PHASE II BUILDING CONDITION ASSESSMENTS AND ASSET MANAGEMENT DATABASE (ITEM NO. 10, AGENDA OF AUGUST 12, 2014)**

This is to report the status and progress of the Phase II Deferred Maintenance Building Condition Assessments and Asset Management Database (Project) for the fourth quarter of 2015.

During the fourth quarter reporting period, AECOM Technical Services Inc.'s (AECOM) field teams assessed more than a million square feet of buildings. Its planning staff began developing projects with the online database system, and held several workshops with County Facility Maintenance staff of the Internal Services (ISD) and Fire Departments (Fire) to refine and test project development and reporting tools. The AECOM planning team also held workshops with Chief Executive Office (CEO) Capital Programs Budget staff for the development of capital planning tools.

### **Assessment Schedule/Scope**

From February through December 2015, AECOM has assessed the condition of 505 buildings totaling 6,175,491 square feet, which equates to 25.65 percent of the scope of the agreement. 154 buildings totaling 1.1 million square feet were assessed in the quarter of October 1 through December 30, 2015, which included 84 buildings at 43 fire stations; 34 buildings at eight Probation facilities; 24 buildings at 16 Health and Public Health clinics and administrative facilities; and 12 buildings at two Parks and Recreation facilities. As of December 30, 2015, the estimated value of proposed projects developed from building deficiencies using the test version of the database is \$9.8 million, which represents repairs over 461,000 square feet among 119 buildings, or nearly 2 percent of the total building square feet currently identified in AECOM's scope of work.

*"To Enrich Lives Through Effective And Caring Service"*

***Please Conserve Paper – This Document and Copies are Two-Sided  
Intra-County Correspondence Sent Electronically Only***

The rate of assessed square feet during this fourth quarter dipped slightly lower than the average of previous quarters, due to a temporary reduction in assessment team personnel. Once the field teams were re-staffed and trained, the number of square feet assessed in December rebounded to nearly the monthly average of the previous quarter.

### **Project Development**

In this reporting period, AECOM implemented testing of the project development and reporting tools. These tools organize the individual deficiencies identified within a facility into logical groupings which could be implemented as a repair project. ISD and Fire staff participated in several work sessions led by the AECOM planning team. The work sessions consisted of needs assessment interviews, draft report, and database review and feedback. The AECOM team assessed maintenance work order workflows and practices of the two departments to align the database with their business practices, data collection and output. Using this information to develop system mock-ups and draft reports, AECOM led follow-up sessions for County staff to review and comment. The project development tool, including adjustments in prioritization criteria and data sorting, should be implemented during the first quarter of 2016.

In the first quarter of 2016, the replacement cost of equipment for which the estimated service life has expired will also be reflected in the project development reports, and in subsequent updates of the cumulative value of deferred maintenance needs.

### **Capital Planning**

Using the project scope development data, AECOM developed draft reports and system mock-ups to demonstrate proposed functions and reports for the capital planning tool. Based on facility condition and maintenance project information, the capital planning tool will graphically display the scope and estimated resources required to repair, or replace, deficient building systems. These forecasts can be modeled for various scenarios through “queries” or “filters” using various parameters; i.e., type of repair, district, department, proprietor, location, time frames, etc. Roll-out of the capital planning tool will follow the County’s approval of the project development tool, which is about 80 percent complete.

### **County Resources**

During the current building condition assessments performed by AECOM's field teams, ISD has assigned supporting roles to staff, including dedicating one staff person, full time, to locate and provide floor plans and as-built drawings to the field teams, and act as liaison to the field teams and County department staff at each facility. In addition, staff from ISD and Fire assisted in the planning and prioritization of the assessment schedule, and acted as subject matter experts regarding work flow of work orders and other County maintenance specific processes.

Each Supervisor  
February 18, 2016  
Page 3

The facility assessment tools and workflows related to using and updating system information are being designed to integrate with current County processes and practices. Following completion of the condition assessment work by AECOM, County staff will assume responsibility to conduct periodic reviews of the buildings, and update the condition database. CEO and ISD are currently evaluating what resources will be required for the County to effectively self-perform ongoing assessments, analysis of deficiency and lifecycle data, project development, and capital planning functions. It is clear that the most critical resource required to perform ongoing building condition assessments is additional staff with maintenance and project management expertise. To systematically plan, schedule, and forecast costs to maintain County assets, will require an ongoing commitment to update the facility assessment tool.

As strategies are explored to prepare for the transfer of the Asset Management Database (AMD), and the functions to maintain it, from the consultant to the County, the CEO and ISD will continue to update the Board on AECOM's performance and progress, as well as the County's options to support and use the AMD. For your reference, attached are Monthly Progress Reports for October through December 2015 (Attachments A-1 through A-3).

If you have any questions, please contact Brad Bolger at (213) 974-1360, or email at [bbolger@ceo.lacounty.gov](mailto:bbolger@ceo.lacounty.gov).

SAH:JJ:DPH  
BMB:CY:RB:zu

#### Attachments

c: Executive Office, Board of Supervisors  
County Counsel  
Internal Services



# County of Los Angeles

## Deferred Maintenance Program Services Monthly Progress Report - October 2015

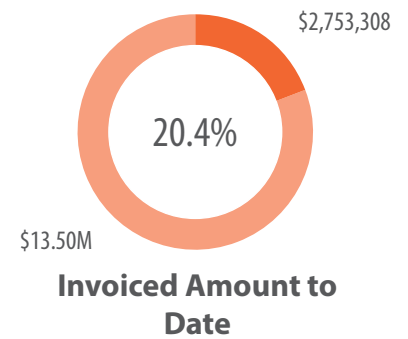
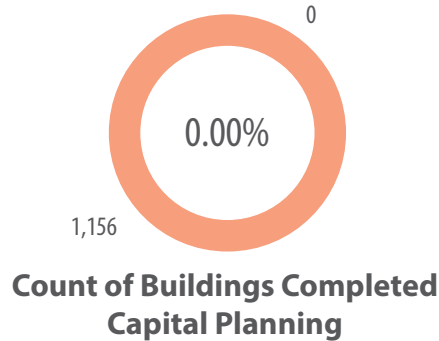
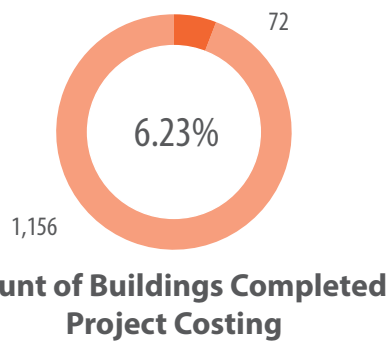
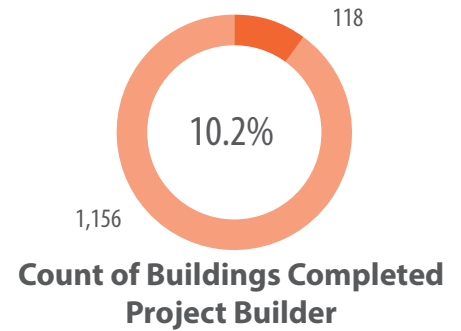
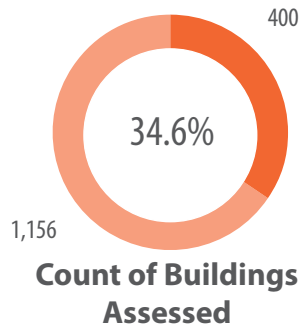
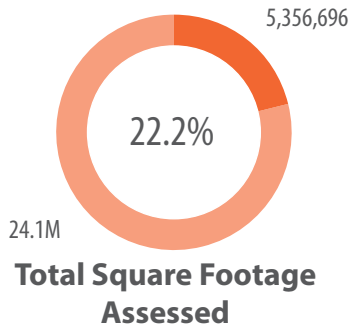


### Report Contents

1. Overall Project Snapshot
2. Executive Summary - October 2015
3. Monthly Details - October 2015
4. Issues and Resolutions
5. Next Month's Schedule Outlook

## Overall Project Snapshot

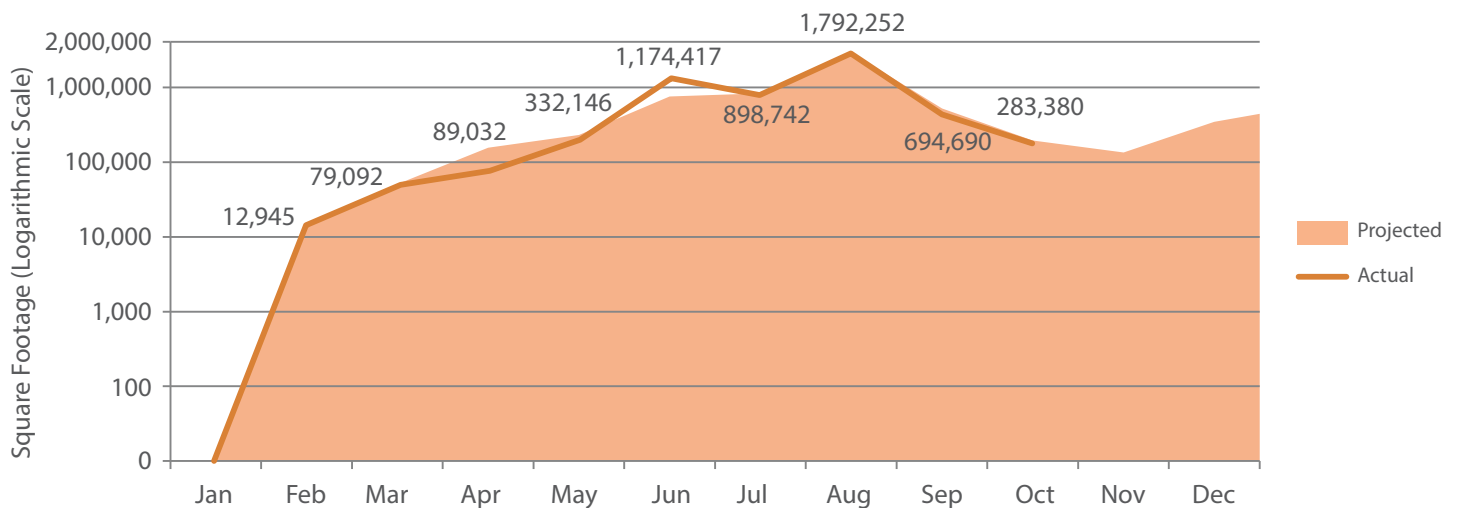
Contract Start Date: 17 October 2014  
 Estimated Completion Date: 16 October 2017  
 Contract End Date: 16 October 2017  
 Contract Value: \$13,500,115



## Current Status of County Buildings within All Project Phases

1) Staging:	748	4) Preliminary Analysis:	138	7) Project Costing:	46
2) Pre-Assessment:	54	5) Deficiency Costing:	58	8) Project Approval:	72
3) Assessment:	107	6) Project Building:	41	9) Capital Planning:	0

## Assessment Progress Tracking



## Executive Summary - October 2015

In October, the field teams assessed 280,000 square feet across nearly 50 County buildings. The largest new sites assessed during this month were smaller in scale than previous months. The two largest new sites were the Sims and Mann Health Center and the George C Page Museum. Other key project activities included the project's first Project Builder approval workshop as well as a demonstration of ISD's FAMIS computer tracking system.

## Compared Monthly Statistics - October 2015

### Square Feet Assessed

Last Month:	694,390
This Month:	283,380
Next Month (Projected):	136,759

### Count of Buildings Assessed

Last Month:	69
This Month:	50
Next Month (Projected):	15

### Dollars Invoiced

Last Month:	\$356,155
This Month:	\$158,513

### No. Departments Assessed

Last Month:	6
This Month:	4
Next Month (Projected):	2

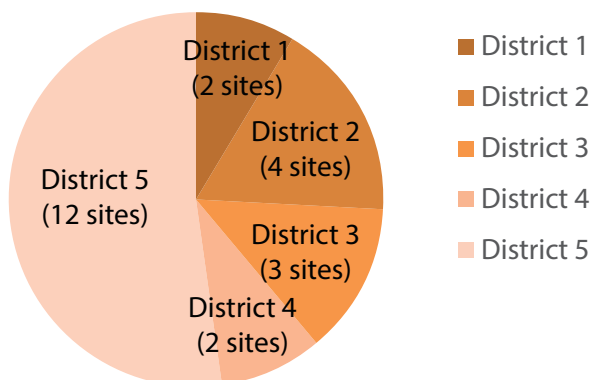
## Monthly Report – October 2015

Numerous sites requiring follow-up visits were concluded during the month of October. Despite this, the amount of new square footage assessed was greater than projected at the end of September. One reason is a few sites were added to the schedule. More significantly, towards the end of the month, field teams implemented a modified approach that combined pre-assessment and full assessment into a single visit. This technique is an exciting development that can, in certain cases, reduce the process from two separate visits into a single, more intensive visit. During the month of October, the building types assessed were health centers, fire stations and museum buildings. Field teams visited the following departments: Fire Department, Health Services, Probation and Public Health.

## Summary of Deferred Maintenance Costs to Date (New Section)

The County has requested an ongoing total estimate for the cost of corrective actions as part of this monthly project report. Currently, only buildings within the Project Approval phase have associated costs, which total \$5 million. This figure is for approximately 72 buildings totaling 275,000 gross square feet. Please note that these projects have not yet been formally approved by County project staff, and are for informational (non-budgetary) purposes only. Furthermore, the automated service life expiration (deferred maintenance) costs are not included in the above figure, but will be rolled into subsequent updates.

## Quantity of Sites Assessed per District - October 2015



## Monthly Key Statistics - October 2015

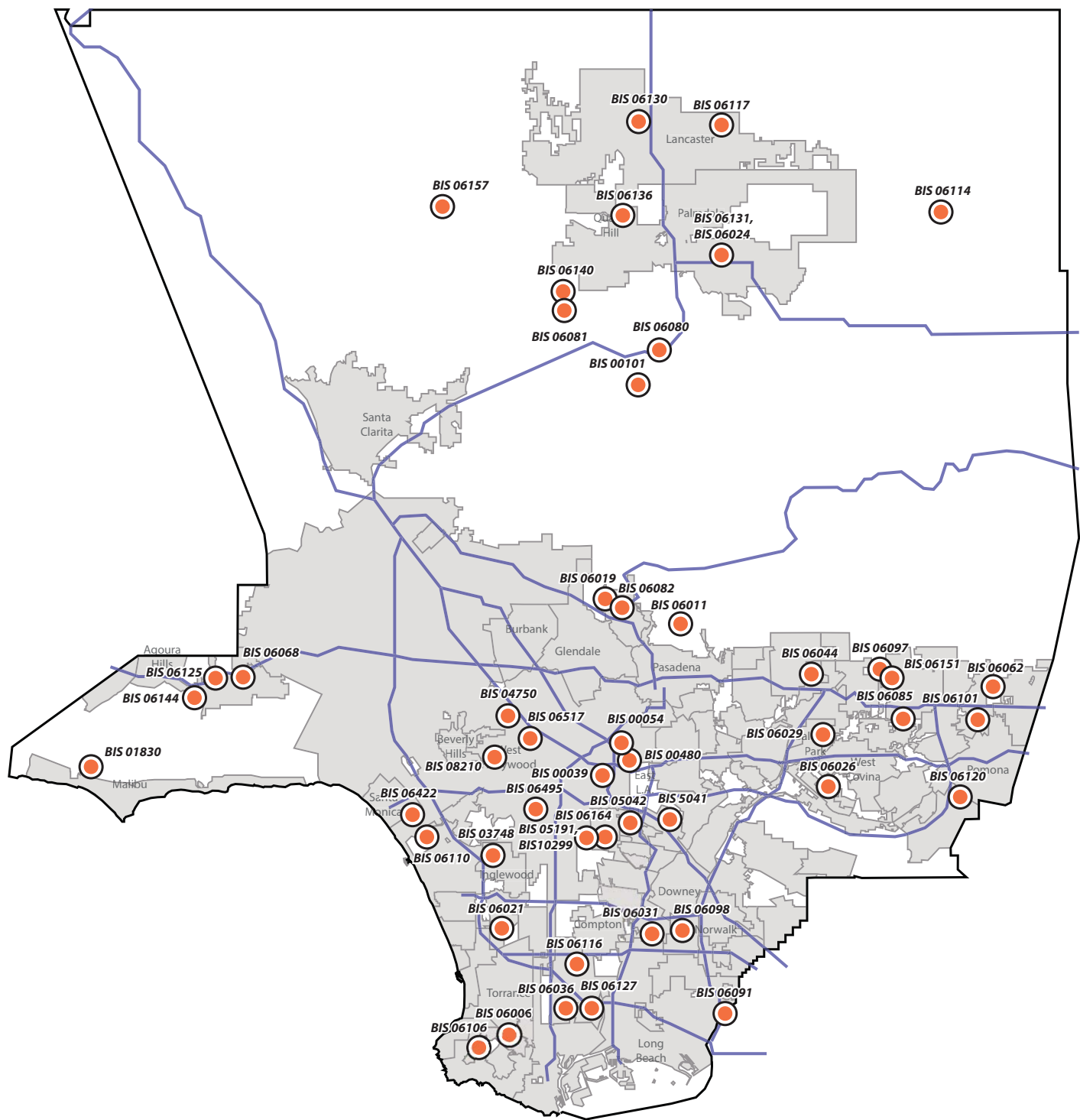
Total GSF:	283,380
Total Building Count:	50
Quantity of Departments:	4
Quantity of Deficiencies:	466
Quantity of Barcodes:	561
Dollars Invoiced:	\$158,513
Percent Completed:	1.17%

**List of Assessed Sites - October 2015**

#	Date	Department	BIS	Site Name	LACO	GSF	Deficiency Quantity	Barcode Quantity
1	10/01/15	Probation	00480	Central Juvenile Hall and Court*	T610-1, X282, 4244-1, 0617, 0618, 0619, 3111-1, 0617-1, 0620	2,896	Data audit	Data audit
2	10/01/15	Fire Department	06081	Fire Station 81	1884, 1884-1, 1884-2	8,049	Data audit	23
3	10/06/15	Fire Department	06024	Fire Station 24	3499, 3499-1	4,414	28	17
4	10/06/15	Fire Department	06036	Fire Station 36	5656	5,663	16	12
5	10/06/15	Fire Department	06127	Fire Station 127	5566, 5566-1	5,894	12	12
6	10/06/15	Fire Department	06131	Fire Station 131	A407, A407-1	6,335	16	24
7	10/06/15	Fire Department	06136	Fire Station 136	X674, X674-1	11,331	17	28
8	10/07/15	Fire Department	06080	Fire Station 80	6302, 6302-1	4,936	17	26
9	10/07/15	Fire Department	06114	Fire Station 114	Y441, Y441-1, Y441-2, Y441-3, Y441-4	4,435	21	24
10	10/07/15	Health Services	06422	Simms and Mann Health Center	5570, 5570-1	37,342	43	56
11	10/07/15	Health Services	05042	County Ambulance Department Headquarters	T404	1,440	7	7
12	10/08/15	Fire Department	06085	Fire Station 85	3836	3,242	27	18
13	10/13/15	Public Health	06517	Hollywood/ Wilshire Public Health Center	5461, 5461-1	28,328	44	45
14	10/14/15	Public Health	08210	George C Page Museum	6576	61,529	40	56
15	10/14/15	Fire Department	06062	Fire Station 62	X162	4,500	20	17
16	10/14/15	Fire Department	06101	Fire Station 101	X243	4,200	16	20
18	10/15/15	Fire Department	06117	Fire Station 117	X158, X158-1	4,900	25	24
19	10/15/15	Public Health	06495	Dr. Ruth Temple Health Center	5276	29,023	37	50
20	10/15/15	Fire Department	06130	Fire Station 130	X558, X558-1	5,893	25	22
17	10/20/15	Public Health	03748	Curtis Tucker Public Health Center	5933	28,743	23	43
21	10/21/15	Fire Department	06106	Fire Station 106	6516, 6516-1, 6516-3	6,244	QA/QC	QA/QC
22	10/21/15	Fire Department	06006	Fire Station 6	3196, 3196-1, 3196-2	3,323	QA/QC	QA/QC
23	10/28/15	Fire Department	06115	Fire Station 115	X250	11,269	32	37
<b>Totals</b>					<b>50 buildings</b>	<b>283,380</b>	<b>466</b>	<b>561</b>

\*Note: Central Juvenile Hall Court was partially assessed and recorded as part of the monthly report for August. The buildings and square footages listed here only pertain to the buildings on site receiving assessments during the month of October.

Map of Sites Visited (Assessment and Pre-assessment) - October 2015





## Schedule Adjustments - October 2015

There were a number of scheduling adjustments made during the month of September, in which certain sites were postponed, cancelled or accelerated.

- North Hollywood Public Health Center
- Pacoima Public Health Center
- Fire Station 48
- Ford Amphitheatre
- Fire Pacoima
- Kenyon Justice Center Office
- Fire Station 115

## List of Key Project Events during October 2015

10/01/2015 - FAMIS flow chart received from ISD, David Harris

FS 97 removed from scope as per CEO request, affects dates 10/28 and 12/15

A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

C: Survey BIS: 05954, Fire Saugus Forestry, Address: 28750 N BOUQUET CANYON RD, Saugus

C: Survey BIS: 06081, Fire Station 81, Address: 8710 SIERRA HWY, Agua Dulce

D: Special Follow-Up BIS: 01830, Fire Camp 13, Address: 1250 S ENCINAL CANYON RD, Malibu

10/05/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

D: Special Follow-Up BIS: , Camp 13, Address: 01830, Fire Camp 13, Address: 1250 S ENCINAL CANYON RD, Malibu

10/06/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

C: Survey BIS 06127, Fire Station 127, Address: 2049 E 223RD ST, Carson

C: Survey BIS 06036, Fire Station 36, Address: 127 W 223RD ST, Carson

D: Survey BIS: 06131, Fire Station 131, Address: 2629 E AVE S AT 27TH ST. EAST, Palmdale

D: Survey BIS: 06024, Fire Station 24, Address: 1050 W AVENUE P, Palmdale

D: Survey BIS: 06136, Fire Station 136, Address: 3650 BOLZ RANCH RD, Palmdale

10/07/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

B: Survey BIS: 05042, DHS-County Ambulance Dept HQ, Address: 5554 UNION PACIFIC AVE, Commerce

B: Survey BIS: 06422, Simms and Mann Health Center, Address: 2509 W PICO BLVD, Santa Monica

D: Survey BIS: 06114, Fire Station 114, Address: 39939 N 170TH ST E, Palmdale

D: Survey BIS: 06080, Fire Station 80, Address: 1533 W SIERRA HWY, Acton

10/08/2015 - A: Special Follow-Up BIS: 00039, Hall of Admin, Address: 500 W TEMPLE ST, Los Angeles

C: Pre-survey BIS: 06031, Fire Station 31, Address: 7521 E SOMERSET BLVD, Paramount

C: Pre-survey BIS: 06098, Fire Station 98, Address: 9814 MAPLEWOOD AVE, Bellflower

C: Pre-survey BIS: 06164, Fire Station 164, Address: 6301 S SANTA FE AVE, Huntington Park

D: Survey BIS: 06085, Fire Station 85, Address: 650 E GLADSTONE ST, Glendora

10/13/2015 - A: Survey BIS: 06517, Hollywood/ Wilshire PHC, Address: 5205 MELROSE AVE, Los Angeles

B: Pre-survey BIS: 00054, Juvenile Justice Center, Address: 1601 EASTLAKE AVE, Los Angeles

C: Pre-survey BIS: 06068, Fire Station 68, Address: 24130 CALABASAS RD, Calabasas

C: Pre-survey BIS: 06125, Fire Station 125, Address: 5215 N LAS VIRGENES RD, Calabasas

C: Pre-survey BIS: 06144, Fire Station 144, Address: 31981 W FOXFIELD DR, Westlake Village

10/14/2015 - A: Survey BIS: 08210, George C Page Museum, Address: 5801 WILSHIRE BLVD, Los Angeles

C: Pre-survey BIS: 06011, Fire Station 11, Address: 2521 N MOLINO AVE, Altadena

**List of Key Project Events during October 2015 (continued)**

C: Pre-survey BIS: 06019, Fire Station 19, Address: 1729 FOOTHILL BLVD, La Canada

C: Pre-survey BIS: 06082, Fire Station 82, Address: 352 FOOTHILL BLVD, La Canada

D: Survey BIS: 06062, Fire Station 62, Address: 3701 N MILLS AVE, Claremont

D: Survey BIS: 06101, Fire Station 101, Address: 606 W BONITA AVE, Claremont

10/15/2015 - Bi-weekly call

A: Survey BIS: 06495, Ruth Temple Health Center, Address: 3834 S WESTERN AVE, Los Angeles

C: Special Follow-Up BIS: 00480, Central Juv Hall & Court, Address: 1605 EASTLAKE AVE, Los Angeles

D: Survey BIS: 06117, Fire Station 117, Address: 44851 30TH ST E, Lancaster

D: Survey BIS: 06130, Fire Station 130, Address: 44558 N 40TH ST W, Lancaster

10/16/2015 - FAMIS demonstration with ISD with short CAMPS preview

10/19/2015 - B: Pre-survey BIS: 05041, DHS-Ferguson AdminServices Center, (1 of 5), Address: 5555 FERGUSON DR, Commerce

C: Special Follow-Up BIS: 00480, Central Juv Hall & Court, Address: 1605 EASTLAKE AVE, Los Angeles

D: Pre-survey BIS: 06092, Fire Station 92, Address: 8905 E AVE U, Littlerock

D: Pre-survey BIS: 06140, Fire Station 140, Address: 8723 Elizabeth Lake Rd, Leona Valley, CA

D: Pre-survey BIS: 06157, Fire Station 157, Address: 15921 SPUNKY CANYON RD, Saugus

10/20/2015 - A: Survey BIS: 03748, Curtis Tucker Health Center, Address: 123 W MANCHESTER BLVD, Inglewood

B: Pre-survey BIS: 05041, DHS-Ferguson AdminServices Center, (2 of 5), Address: 5555 FERGUSON DR, Commerce

C: Special Follow-Up BIS: 00480, Central Juv Hall & Court, Address: 1605 EASTLAKE AVE, Los Angeles

10/21/2015 - B: Pre-survey BIS: 05041, DHS-Ferguson AdminServices Center, (3 of 5), Address: 5555 FERGUSON DR, Commerce

C: Survey BIS: 06006, Fire Station 6, Address: 25517 NARBONNE AVE, Lomita

C: Survey BIS: 06106, Fire Station 106, Address: 27413 INDIAN PEAK RD, Rolling Hills Estates

D: Pre-survey BIS: 06026, Fire Station 26, Address: 15336 E ELLIOTT AVE, La Puente

D: Pre-survey BIS: 06091, Fire Station 91, Address: 2691 S TURNBULL CANYON RD, Hawaiian Gardens

D: Pre-survey BIS: 06120, Fire Station 120, Address: 1051 S GRAND AVE, Diamond Bar

10/22/2015 - B: Pre-survey BIS: 05041, DHS-Ferguson AdminServices Center, (4 of 5), Address: 5555 FERGUSON DR, Commerce

10/26/2015 - Project Builder approval workshop with CEO, ISD and Fire Department

A and C: Pre-survey BIS: 00101, Action Rehab, (1 of 4), Address: 30500 ARRASTRE CANYON RD, Acton

B: Pre-survey BIS: 05041, DHS-Ferguson AdminServices Center, (5 of 5), Address: 5555 FERGUSON DR, Commerce

10/27/2015 - A and C: Pre-survey BIS: 00101, Action Rehab, (2 of 4), Address: 30500 ARRASTRE CANYON RD, Acton

D: Pre-survey BIS: 06029, Fire Station 29, Address: 14334 E ANGELES ST, Baldwin Park

D: Pre-survey BIS: 06044, Fire Station 44, Address: 1105 S HIGHLAND AVE, Duarte

10/28/2015 - A and C: Pre-survey BIS: 00101, Action Rehab, (3 of 4), Address: 30500 ARRASTRE CANYON RD, Acton

D: Pre-survey BIS: 06097, Fire Station 97, Address: 18453 E SIERRA MADRE AVE, Azusa

D: Pre-survey BIS: 06151, Fire Station 151, Address: 231 W MOUNTAIN VIEW AVE, Glendora

10/29/2015 - A and C: Pre-survey BIS: 00101, Action Rehab, (3 of 4), Address: 30500 ARRASTRE CANYON RD, Acton

D: Pre-survey BIS: 06110, Fire Station 110, Address: 4433 ADMIRALTY WAY, Marina Del Ray

D: Pre-survey BIS: 06116, Fire Station 116, Address: 755 E VICTORIA ST, Carson

D: Pre-survey BIS: 06021, Fire Station 21, Address: 4312 W 147TH ST, Lawndale

## Project Issues and Resolutions

The LACO's of high-level building information remains an ongoing issue that affects the project's timeliness and efficiency. Field teams often find buildings for which no County record exists. Official building numbers, known as LACO numbers, are crucial to joining newly observed data with existing County information, such as a building's size, history and known issues. Specifically in the case of the Fire Pacoima site (BIS 06320), the project team postponed its scheduled visit due to this issue being widespread. Meanwhile, County staff research alternate record-keeping sources for specific LACO numbers, and will determine which buildings will be included or added to the project's scope of work.

The other key project issue is the simultaneous departure of a number of field team staff. The staffing strategy has been to mobilize four field teams. However, the amount of departures reduced the effective field team staffing to approximately 2.5 teams. In response, new staff were recruited and commenced training during the month of October. These staff will become fully integrated during the month of November. Field teams are expected to return to full strength in December.

As mentioned in the previous monthly report, AECOM is planning to implement a fifth field team in order to maintain an appropriate project pace. The fifth field team is expected to be on-line during January 2016.

## Project Expectations for November 2015

During the first half of November, there is a decrease in full assessments due to the postponed pre-assessments in October. There will also be a reduction in new square footage due to the unexpected closure of Camps Munz and Mendenhall from seasonal wildfires and subsequent mudslides. In addition, Camp Kilpatrick was also recently removed from the schedule due to its recent demolition. During the second half of the month, three field teams will be fully engaged in pre-assessment activities, in preparation for the fourth field team being remobilized during December. Finally, the teams will take a break during the last week of November in observance of Thanksgiving.

## Anticipated Schedule Adjustments for November 2015

Previously postponed visits will be inserted into the schedule selectively toward the second half of the month.

## Anticipated Project Events during November 2015

11/02/2015 - C: Survey BIS 04054, 04055, Downey Administrative Center, (1 of 2), Address: 9150 E IMPERIAL HWY, Downey

11/03/2015 - C: Survey BIS 04054, 04055, Downey Administrative Center, (2 of 2), Address: 9150 E IMPERIAL HWY, Downey

11/05/2015 - CAMPS and Extraordinary Maintenance (EM) Systems Demonstrations

C: Survey BIS 06031, Fire Station 31, Address: 7521 E SOMERSET BLVD, Paramount

C: Survey BIS 06098, Fire Station 98, Address: 9814 MAPLEWOOD AVE, Bellflower

D: Survey BIS 06164, Fire Station 164, Address: 6301 S SANTA FE AVE, Huntington Park

11/09/2015 - C: Survey BIS 06068, Fire Station 68, Address: 24130 CALABASAS RD, Calabasas

C: Survey BIS 06125, Fire Station 125, Address: 5215 N LAS VIRGENES RD, Calabasas

D: Survey BIS 06144, Fire Station 144, Address: 31981 W FOXFIELD DR, Westlake Village

11/10/2015 - B: Survey BIS 00054, Northeast Juvenile Justice Center, Address: 1601 EASTLAKE AVE, Los Angeles

C: Survey BIS 06011, Fire Station 11, Address: 2521 N MOLINO AVE, Altadena

C: Survey BIS 06019, Fire Station 19, Address: 1729 FOOTHILL BLVD, La Canada-Flintridge

D: Survey BIS 06082, Fire Station 82, Address: 352 FOOTHILL BLVD, La Canada-Flintridge

11/12/2015 - Bi-weekly call

A: Pre-survey BIS 03707, Glendale Public Health Center, Address: 501 N GLENDALE AVE, Glendale

A: Pre-survey BIS 06440, Burbank Public Health Center, Address: 1101 W MAGNOLIA BLVD, Burbank

C: Survey BIS 06092, Fire Station 92, Address: 8905 E AVE U, Littlerock

C: Survey BIS 06140, Fire Station 140, Address: 8723 ELIZABETH LAKE RD, Leona Valley

D: Survey BIS 06157, Fire Station 157, Address: 15921 SPUNKY CANYON RD, Saugus

11/16/2015 - B: Pre-survey BIS 06477, Long Beach Comprehensive Health Center, (1 of 2), Address: 1333 CHESTNUT AVE,

**Anticipated Project Events during November 2015 (continued)**

## Long Beach

C: Pre-survey BIS 09020, Crenshaw Probation Office, (1 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Pre-survey BIS 06071, Fire Station 71, Address: 28722 PACIFIC COAST HWY, Malibu

D: Pre-survey BIS 06099, Fire Station 99, Address: 32550 PACIFIC COAST HWY, Malibu

D: Pre-survey BIS 06072, Fire Station 72, Address: 1832 S DECKER RD, Malibu

11/17/2015 - B: Pre-survey BIS 06477, Long Beach Comprehensive Health Center, (2 of 2), Address: 1333 CHESTNUT AVE, Long Beach

C: Pre-survey BIS 09020, Crenshaw Probation Office, (2 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Pre-survey BIS 06124, Fire Station 124, Address: 25870 HEMINGWAY AVE, Stevenson Ranch

D: Pre-survey BIS 06046, Fire Prevention Office, Former Fire Station 46, Address: 14425 OLIVE VIEW DR, Sylmar

11/18/2015 - A: Pre-survey BIS 05025, LA County Crematory, Address: 3301 E 1ST ST, Los Angeles

B: Pre-survey BIS 06488, Wilmington Health Center, Address: 1325 BROAD AVE, Wilmington

D: Pre-survey BIS 06111, Fire Station 111, Address: 26829 N SECO CANYON RD, Santa Clarita

D: Pre-survey BIS 06108, Fire Station 108, Address: 28799 N ROCK CANYON DR, Santa Clarita

11/19/2015 - B: Pre-survey BIS 03638, Bellflower Health Center, Address: 10005 E FLOWER ST, Bellflower

B: Pre-survey BIS 05581, La Puente Health Center, Address: 15930 E CENTRAL AVE, La Puente

C: Pre-survey BIS 02450, Camp Miller, Address: 427 S ENCINAL CANYON RD, Malibu

11/23/2015 - A: Pre-survey BIS 06448, Oasis Clinic, Address: 1807 E 120TH ST, Los Angeles

B: Pre-survey BIS 10925, Kid's Place Employee Child Care, Address: 2916 S HOPE ST, Los Angeles

C: Pre-survey BIS 00220, Camp Gonzalez, (1 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas

D: Pre-survey BIS 06051, Fire Station 51, Address: 3900 N LANKERSHIM BLVD, Universal City

D: Pre-survey BIS 06070, Fire Station 70, Address: 3970 CARBON CANYON RD, Malibu

11/24/2015 - A: Pre-survey BIS 06505, South Bay Environmental Health, Address: 122 W 8TH ST, San Pedro

C: Pre-survey BIS 00220, Camp Gonzalez, (2 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas

D: Pre-survey BIS 06001, Fire Station 1, Address: 1108 N EASTERN AVE, Los Angeles

D: Pre-survey BIS 06003, Fire Station 3, Address: 930 S EASTERN AVE, East Los Angeles

D: Pre-survey BIS 06054, Fire Station 54, Address: 4867 SOUTHERN AVE, South Gate



# County of Los Angeles

## Deferred Maintenance Program Services Monthly Progress Report - November 2015

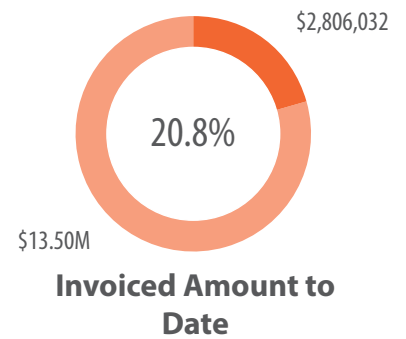
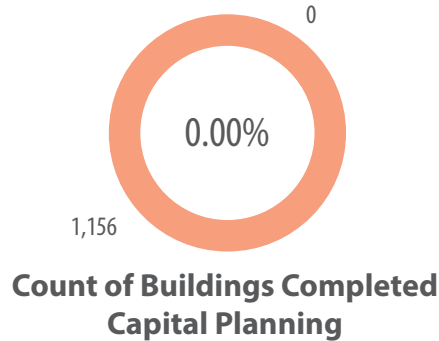
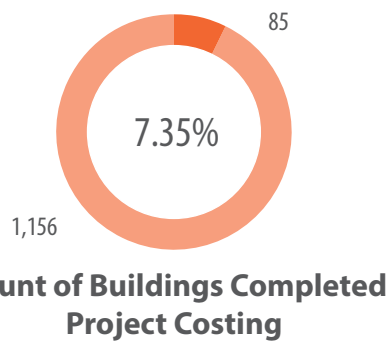
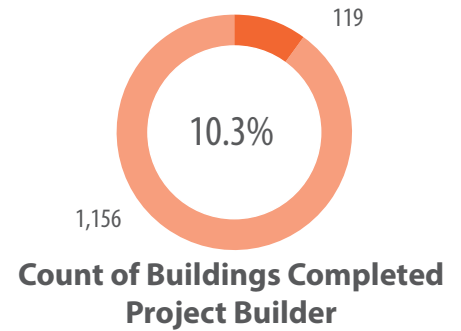
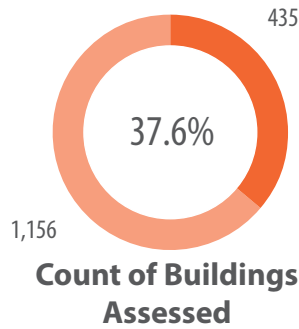
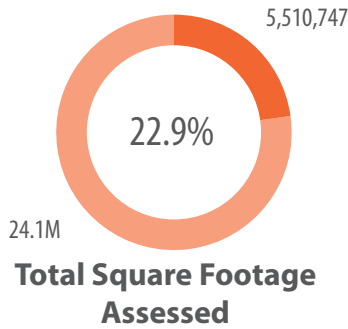


### Report Contents

1. Overall Project Snapshot
2. Executive Summary - November 2015
3. Monthly Details - November 2015
4. Issues and Resolutions
5. Next Month's Schedule Outlook

## Overall Project Snapshot

Contract Start Date: 17 October 2014  
 Estimated Completion Date: 16 October 2017  
 Contract End Date: 16 October 2017  
 Contract Value: \$13,500,115

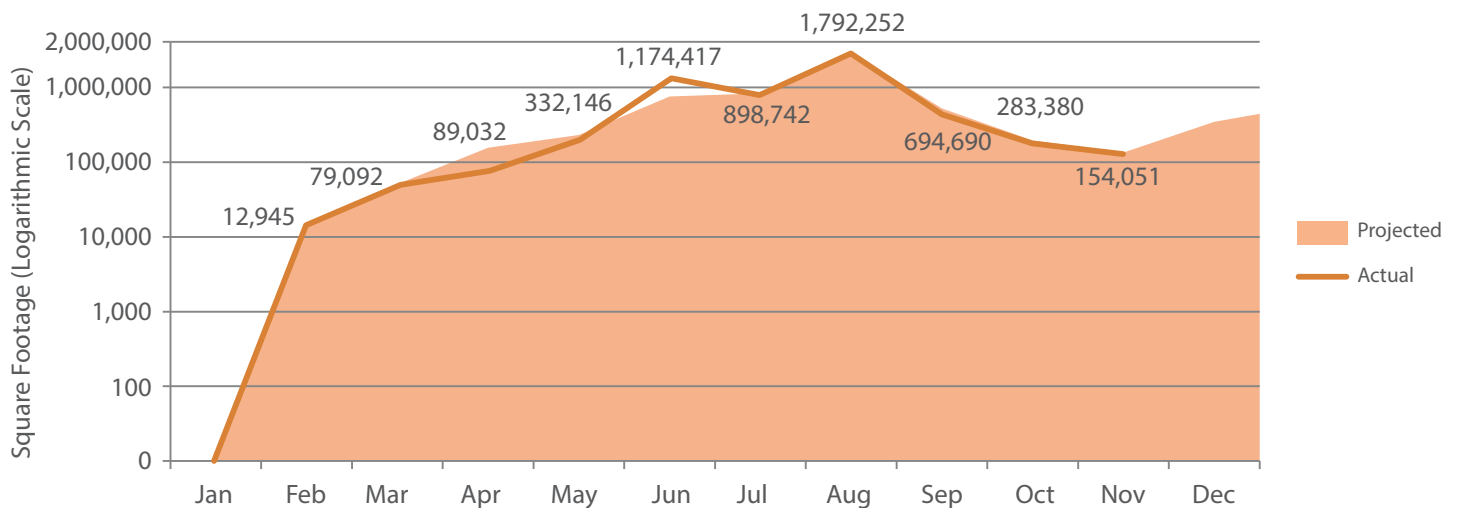


## Current Status of County Buildings within All Project Phases\*

1) Staging:	707	4) Preliminary Analysis:	183	7) Project Approval:	85
2) Pre-Assessment:	14	5) Project Building:	112	8) Capital Planning:	0
3) Assessment:	139	6) Project Costing:	34		

\*Previously, the fifth data step was "deficiency costing." This step has been deprecated, and thus has been removed from this list.

## Assessment Progress Tracking - New Assessments





## Executive Summary - November 2015

In November, the field teams assessed approximately 150,000 square feet across 36 buildings. The buildings assessed this month (average 4,300 GSF) were smaller in scale compared to previous months. The two largest sites this month were the Northeast Juvenile Justice Center and the Downey Administrative Service Center, both within the Probation Department. Other key project activities included presentations for a new project website homepage and a live demonstration of the Capital Planning interface, which is a significant project milestone.

## Compared Monthly Statistics - November 2015

### Square Feet Assessed

Last Month:	283,380
This Month:	154,051
Next Month (Projected):	673,671

### Count of Buildings Assessed

Last Month:	50
This Month:	36
Next Month (Projected):	51

### Dollars Invoiced

Last Month:	\$158,513
This Month:	\$52,724

### No. Departments Assessed

Last Month:	4
This Month:	2
Next Month (Projected):	5

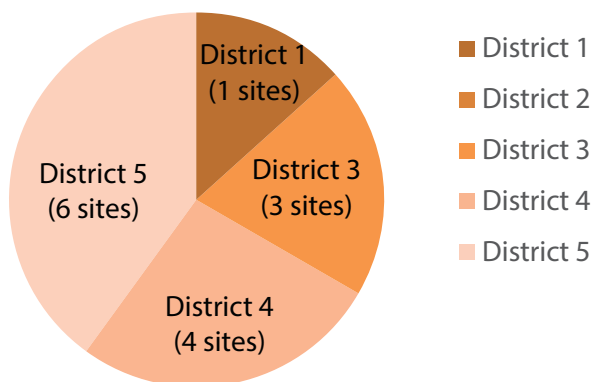
## Monthly Report – November 2015

The number of square feet assessed was as-expected at the end of October. Previously in the project, more square footage was scheduled for November, but staff attrition in August and September primarily contributed to the modest schedule in the first two weeks of November. In addition, the holidays of Veterans Day and Thanksgiving Day reduced the number of assessment workdays. During the month of November, the building types assessed were administrative offices, fire stations, health centers and probation facilities. Field teams visited the Fire Department, Health Services, Probation and Public Health, including the essential pre-assessment step.

## Summary of Deferred Maintenance Costs to Date

The County has requested an ongoing total estimate for the cost of corrective actions as part of this monthly project report. Currently, only buildings within the Project Approval phase have associated costs, which total \$6.5 million. This figure is for approximately 85 buildings totaling 337,000 gross square feet. Please note that these projects have not yet been formally approved by County project staff, and are for informational (non-budgetary) purposes only. Furthermore, the automated service life expiration (deferred maintenance) costs are not included in the above figure, but will be rolled into subsequent updates. Also note that the County's project approval process is still being evaluated.

## Quantity of Sites Assessed per District - Nov. 2015



\*District 2 (0 sites)

## Monthly Key Statistics - November 2015

Total GSF:	154,051
Total Building Count:	35
Quantity of Departments:	2
Quantity of Deficiencies:	366*
Quantity of Barcodes:	264
Dollars Invoiced:	\$52,724
Percent Completed:	0.39%

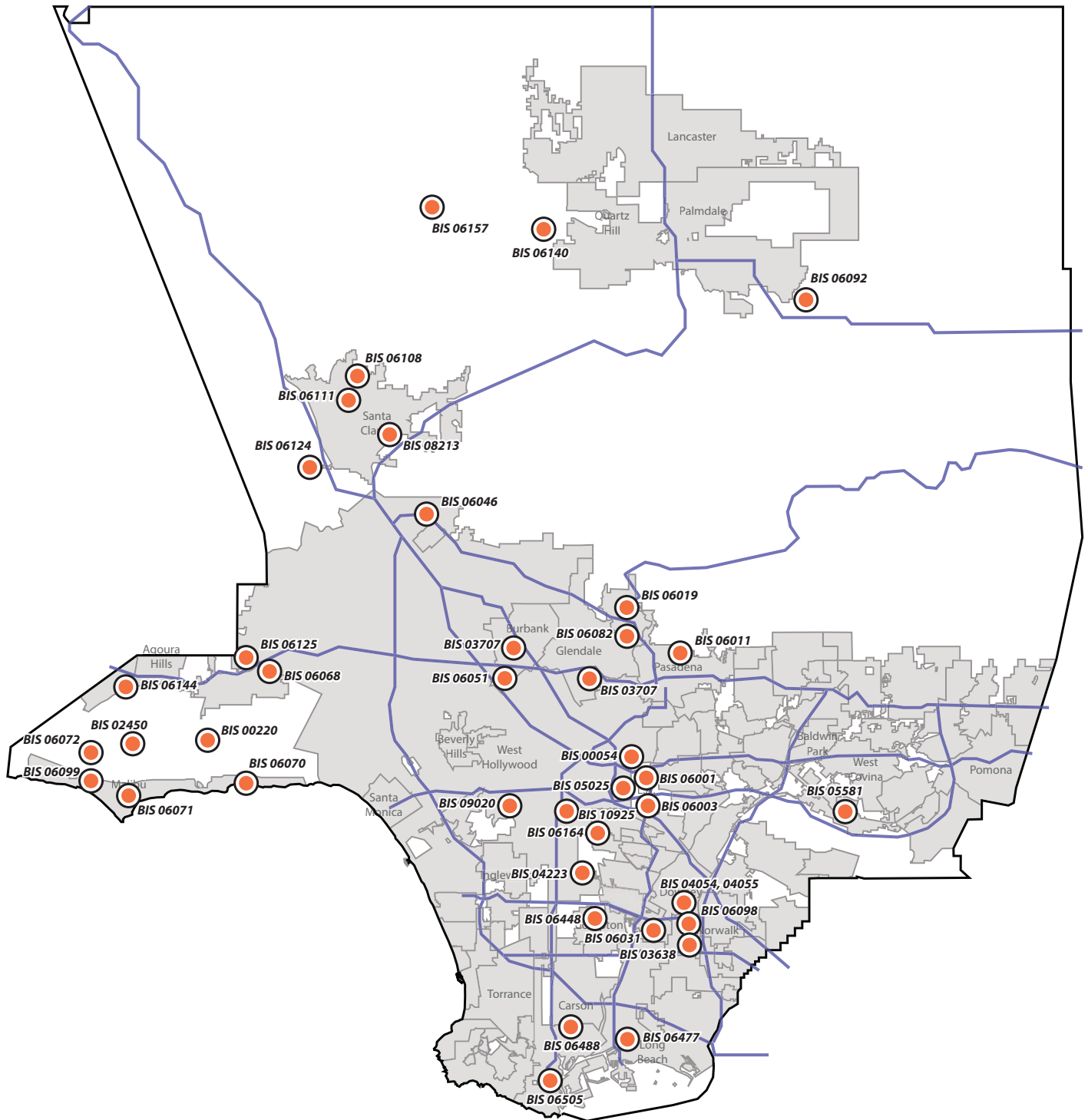
**List of Assessed Sites - November 2015**

#	Date	Department	BIS	Site Name	LACO	GSF	Deficiency Quantity	Barcode Quantity
1	11/02/15	Probation	04054	Downey Admin. Center	6062	29,563	29	19
2	11/05/15	Fire Department	06031	Fire Station 31	5855, 5855-1, 5855-2	7,379	19	3
3	11/05/15	Fire Department	06098	Fire Station 98	6469, 6469-1	5,460	20	12
4	11/05/15	Fire Department	06164	Fire Station 164	X251, X251-1, X251-2	11,993	41	37
5	11/09/15	Fire Department	06068	Fire Station 68	5463, 5463-1	5,748	27	8
6	11/09/15	Fire Department	06125	Fire Station 125	5787, 5787-1, 5787-2	7,736	22	12
7	11/09/15	Fire Department	06144	Fire Station 144	X530, X530-1	6,355	28	23
8	11/10/15	Probation	00054	Northeast Juvenile Justice Center	3113, 3100	51,446	61	60
9	11/10/15	Fire Department	06011	Fire Station 11	3735, 3735-1	5,202	16	12
10	11/10/15	Fire Department	06019	Fire Station 19	3948, 3948-1, 3948-2, 3948-3	4,770	Data Audit	10
11	11/10/15	Fire Department	06082	Fire Station 82	3796, 3796-1, 3796-2, 3796-3, 3796-4, 3796-5	9,353	36	33
12	11/12/15	Fire Department	06092	Fire Station 92	4811, 4811-1, 4811-2	4,910	28	28
13	11/12/15	Fire Department	06140	Fire Station 140	5840, 5840-1	1,160	29	5
14	11/12/15	Fire Department	06157	Fire Station 157	5981	2,976	10	2
<b>Totals</b>					<b>36 buildings</b>	<b>154,051</b>	<b>366*</b>	<b>264</b>

\*partial estimate



## Map of Sites Visited (Assessment and Pre-assessment) - November 2015



## Schedule Adjustments - November 2015

The following sites were postponed during the month of November:

- Downey Admin Center Data Records Storage (BIS: 04055)
- Glendale Public Health Center (BIS: 3707)
- Burbank Public Health Center (BIS: 6440)

## List of Key Project Events during November 2015

11/02/2015 - C: Survey BIS 04054, 04055, Downey Administrative Center, (1 of 2), Address: 9150 E IMPERIAL HWY, Downey

11/03/2015 - C: Survey BIS 04054, 04055, Downey Administrative Center, (2 of 2), Address: 9150 E IMPERIAL HWY, Downey

11/05/2015 - CAMPS demonstration

C: Survey BIS 06031, Fire Station 31, Address: 7521 E SOMERSET BLVD, Paramount

C: Survey BIS 06098, Fire Station 98, Address: 9814 MAPLEWOOD AVE, Bellflower

D: Survey BIS 06164, Fire Station 164, Address: 6301 S SANTA FE AVE, Huntington Park

11/09/2015 - C: Survey BIS 06068, Fire Station 68, Address: 24130 CALABASAS RD, Calabasas

C: Survey BIS 06125, Fire Station 125, Address: 5215 N LAS VIRGENES RD, Calabasas

D: Survey BIS 06144, Fire Station 144, Address: 31981 W FOXFIELD DR, Westlake Village

11/10/2015 - B: Survey BIS 00054, Northeast Juvenile Justice Center, Address: 1601 EASTLAKE AVE, Los Angeles

C: Survey BIS 06011, Fire Station 11, Address: 2521 N MOLINO AVE, Altadena

C: Survey BIS 06019, Fire Station 19, Address: 1729 FOOTHILL BLVD, La Canada-Flintridge

D: Survey BIS 06082, Fire Station 82, Address: 352 FOOTHILL BLVD, La Canada-Flintridge

11/12/2015 - Bi-weekly call

C: Survey BIS 06092, Fire Station 92, Address: 8905 E AVE U, Littlerock

C: Survey BIS 06140, Fire Station 140, Address: 8723 ELIZABETH LAKE RD, Leona Valley

D: Survey BIS 06157, Fire Station 157, Address: 15921 SPUNKY CANYON RD, Saugus

11/16/2015 - B: Pre-survey BIS 06477, Long Beach Comprehensive Health Center, (1 of 2), Address: 1333 CHESTNUT AVE, Long Beach

C: Pre-survey BIS 09020, Crenshaw Probation Office, (1 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Pre-survey BIS 06071, Fire Station 71, Address: 28722 PACIFIC COAST HWY, Malibu

D: Pre-survey BIS 06099, Fire Station 99, Address: 32550 PACIFIC COAST HWY, Malibu

D: Pre-survey BIS 06072, Fire Station 72, Address: 1832 S DECKER RD, Malibu

11/17/2015 - New web home page and presentation to CEO about updated Capital Planning interface

B: Pre-survey BIS 06477, Long Beach Comprehensive Health Center, (2 of 2), Address: 1333 CHESTNUT AVE, Long Beach

C: Pre-survey BIS 09020, Crenshaw Probation Office, (2 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Pre-survey BIS 06124, Fire Station 124, Address: 25870 HEMINGWAY AVE, Stevenson Ranch

D: Pre-survey BIS 06046, Fire Prevention Office, Former Fire Station 46, Address: 14425 OLIVE VIEW DR, Sylmar

11/18/2015 - A: Pre-survey BIS 05025, LA County Crematory, Address: 3301 E 1ST ST, Los Angeles

B: Pre-survey BIS 06488, Wilmington Health Center, Address: 1325 BROAD AVE, Wilmington

D: Pre-survey BIS 06111, Fire Station 111, Address: 26829 N SECO CANYON RD, Santa Clarita

D: Pre-survey BIS 06108, Fire Station 108, Address: 28799 N ROCK CANYON DR, Santa Clarita

11/19/2015 - B: Pre-survey BIS 03638, Bellflower Health Center, Address: 10005 E FLOWER ST, Bellflower

B: Pre-survey BIS 05581, La Puente Health Center, Address: 15930 E CENTRAL AVE, La Puente

**List of Key Project Events during November 2015 (continued)**

C: Pre-survey BIS 02450, Camp Miller, Address: 427 S ENCINAL CANYON RD, Malibu

11/23/2015 - A: Pre-survey BIS 06448, Oasis Clinic, Address: 1807 E 120TH ST, Los Angeles

B: Pre-survey BIS 10925, Kid's Place Employee Child Care, Address: 2916 S HOPE ST, Los Angeles

C: Pre-survey BIS 00220, Camp Gonzalez, (1 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas

D: Pre-survey BIS 06051, Fire Station 51, Address: 3900 N LANKERSHIM BLVD, Universal City

D: Pre-survey BIS 06070, Fire Station 70, Address: 3970 CARBON CANYON RD, Malibu

11/24/2015 - A: Pre-survey BIS 06505, South Bay Environmental Health, Address: 122 W 8TH ST, San Pedro

C: Pre-survey BIS 00220, Camp Gonzalez, (2 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas

D: Pre-survey BIS 06001, Fire Station 1, Address: 1108 N EASTERN AVE, Los Angeles

D: Pre-survey BIS 06003, Fire Station 3, Address: 930 S EASTERN AVE, East Los Angeles

D: Pre-survey BIS 06054, Fire Station 54, Address: 4867 SOUTHERN AVE, South Gate

## Project Issues and Resolutions

Staff attrition among the field team has had a multi-month effect, causing a net reduction in square footage assessed for September, October and November. In response, a whole new assessment team was trained and brought online this month. Likewise, new teams will be trained during December and January as well, which will allow the project to realize progress attained during the summer months. Field teams are expected to return to full strength in January.

The lack of high-level building information remains an ongoing issue that affects the project's timeliness and efficiency. Field teams often find buildings for which no County record exists. Official building numbers, known as LACO numbers, are crucial to joining newly observed data with existing County information, such as a building's size, history and known maintenance issues. The extra time spent researching records and interviewing personnel is slow and tedious. In response, the County is attempting to refresh its list of existing buildings.

Lack of existing floor plans is another recurring issue which, in conjunction with lack of LACO numbers, is delaying project progress. In response, field teams must linger on site longer, drawing room layouts from scratch, an activity beyond the project scope. However, since digitized floor plans are a critical part of the workflow, this work cannot be omitted or deferred until later.

## Project Expectations for December 2015

December will focus primarily on the completion of buildings and sites that have been previously pre-assessed during October and November. Therefore, the square footage will rise to approximately 400,000 GSF, a significant increase compared to November. The holiday season will affect the schedule. No assessments are scheduled between Christmas and New Year's Day, due to uncertain availability of local County staff at each site.

## Anticipated Schedule Adjustments for December 2015

No scheduling adjustments are expected during December, although the final week of assessment may have risk of postponement if County staff are unavailable due to vacation.

## Anticipated Project Events during December 2015

12/01/2015 - A: Pre-survey BIS: 03969, Whittier Public Health Center, Address: 7643 S PAINTER AVE, Whittier

B: Survey BIS: 06477, Long Beach Comprehensive Health Center (1 of 2), Address: 1333 CHESTNUT AVE, Long Beach

C: Survey BIS: 06149, Fire Station 149, Address: 31770 RIDGE ROUTE RD, Castaic

C: Survey BIS: 06077, Fire Station 77, Address: 46855 N PEACE VALLEY RD, Gorman

12/02/2015 - A: Pre-survey BIS: 03707, Glendale Public Health Center, Address: 501 N GLENDALE AVE, Glendale

A: Pre-survey BIS: 06440, Burbank Public Health Center, Address: 1101 W MAGNOLIA BLVD, Burbank

B: Survey BIS: 06477, Long Beach Comprehensive Health Center (2 of 2), Address: 1333 CHESTNUT AVE, Long Beach

D: Survey BIS: 06110, Fire Station 110, Address: 4433 ADMIRALTY WAY, Marina Del Rey

D: Survey BIS: 06116, Fire Station 116, Address: 755 E VICTORIA ST, Carson

12/03/2015 - B: Survey BIS: 06488, Wilmington Health Center, Address: 1325 BROAD AVE, Wilmington

C: Survey BIS: 09020, Crenshaw Probation Office (1 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Survey BIS: 06021, Fire Station 21, Address: 4312 W 147TH ST, Lawndale

D: Pre-survey BIS: 06014, Fire Station 14, Address: 1401 W 108TH ST, Los Angeles

12/07/2015 - C: Survey BIS: 09020, Crenshaw Probation Office (2 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Pre-survey BIS: 06029, Fire Station 29, Address: 14334 E ANGELES ST, Baldwin Park

D: Pre-survey BIS: 06044, Fire Station 44, Address: 1105 S HIGHLAND AVE, Duarte

12/08/2015 - A: Survey BIS: 06448, Oasis Clinic, Address: 1807 E 120TH ST, Los Angeles

B: Survey BIS: 10925, Kid's Place Emporium Child Care, Address: 2901 S HOPE ST, Los Angeles

D: Survey BIS: 06026, Fire Station 26, Address: 15336 E ELLIOTT AVE, La Puente

D: Survey BIS: 06091, Fire Station 91, Address: 2691 S TURNBULL CANYON RD, Hawaiian Gardens

12/09/2015 - A: Survey BIS: 06505, South Bay Environmental Health Center, Address: 122 W 8TH ST, San Pedro

**Anticipated Project Events during December 2015 (continued)**

- C: Pre-survey BIS: 06141, Fire Station 141, Address: 1124 W PUENTE ST, San Dimas
- C: Pre-survey BIS: 06064, Fire Station 64, Address: 164 S WALNUT AVE, San Dimas
- D: Survey BIS: 06120, Fire Station 120, Address: 1051 S GRAND AVE, Diamond Bar
- D: Pre-survey BIS: 06145, Fire Station 145, Address: 1525 S NOGALES ST, Rowland Heights
- 12/10/2015 - A: Survey BIS: 03969, Whittier Public Health Center, Address: 7643 S PAINTER AVE, Whittier
- B: Survey BIS: 03638, Bellflower Health Center, Address: 10005 E FLOWER ST, Bellflower
- B: Survey BIS: 05581, La Puente Health Center, Address: 15930 E CENTRAL AVE, La Puente
- C: Pre-survey BIS: 06189, Fire Station 189, Address: 1101 W MC KINLEY AVE, Pomona
- C: Pre-survey BIS: 06121, Fire Station 121, Address: 346 ARMITOS PLACE, Diamond Bar
- 12/14/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (1 of 6), Address: 5555 FERGUSON DR, Commerce
- C: Survey BIS: 02450, Camp Miller (1 of 2), Address: 433 S ENCINAL CANYON RD, Malibu
- D: Pre-survey BIS: 06047, Fire Station 47, Address: 5946 N KAUFFMAN AVE, Temple City
- D: Pre-survey BIS: 06087, Fire Station 87, Address: 140 S 2ND AVE, Industry
- 12/15/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (2 of 6), Address: 5555 FERGUSON DR, Commerce
- C: Survey BIS: 02450, Camp Miller (2 of 2), Address: 433 S ENCINAL CANYON RD, Malibu
- D: Pre-survey BIS: 06090, Fire Station 90, Address: 10115 E RUSH ST, South El Monte
- D: Survey BIS: 06048, Fire Station 48, Address: 15546 E ARROW HWY, Irwindale
- 12/16/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (3 of 6), Address: 5555 FERGUSON DR, Commerce
- D: Pre-survey and Survey BIS: 06169, Fire Station 169, Address: 5112 N PECK RD, El Monte
- 12/17/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (4 of 6), Address: 5555 FERGUSON DR, Commerce
- C: Survey BIS: 06072, Fire Station 72, Address: 1832 S DECKER RD, Malibu
- C: Survey BIS: 06099, Fire Station 99, Address: 32550 PACIFIC COAST HWY, Malibu
- 12/21/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (5 of 6), Address: 5555 FERGUSON DR, Commerce
- C: Survey BIS: 00220, Camp Gonzalez (1 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas
- D: Survey BIS: 08193 and 08197, El Cariso Regional Park, Address: 13100 HUBBARD ST, Sylmar
- 12/22/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (6 of 6), Address: 5555 FERGUSON DR, Commerce
- C: Survey BIS: 00220, Camp Gonzalez (2 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas
- D: Survey BIS: 08400, Veteran's Memorial, Address: 13000 SAYRE ST, Sylmar
- 12/23/2015 - A: Survey BIS: 03707, Glendale Public Health Center, Address: 501 N GLENDALE AVE, Glendale
- A: Survey BIS: 06440, Burbank Public Health Center, Address: 1101 W MAGNOLIA BLVD, Burbank



# County of Los Angeles

## Deferred Maintenance Program Services Monthly Progress Report - December 2015

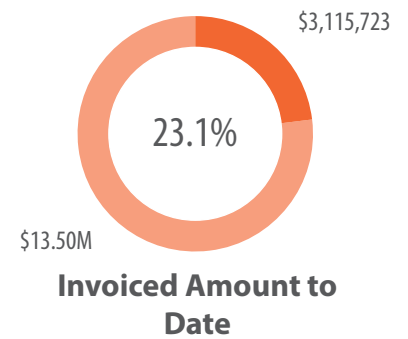
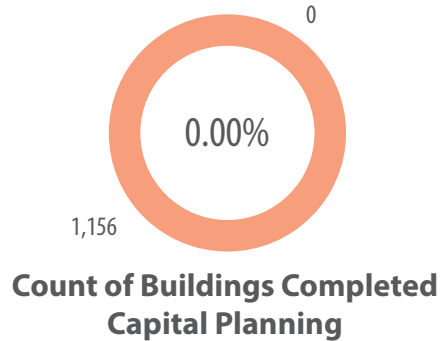
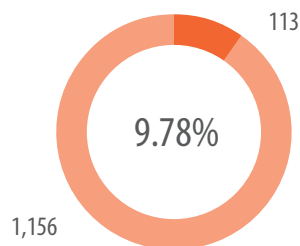
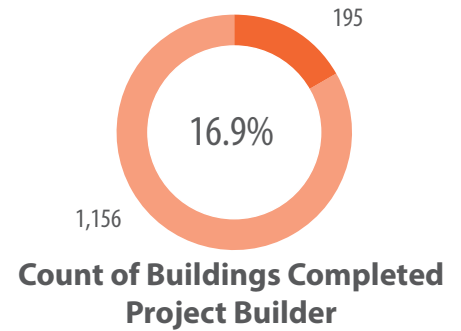
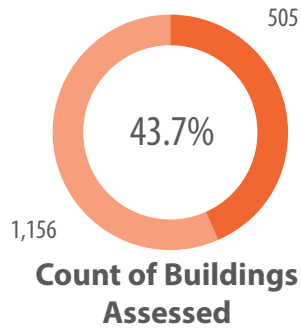
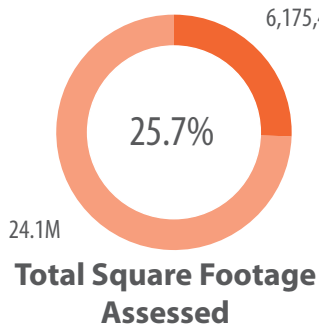


### Report Contents

1. Overall Project Snapshot
2. Executive Summary - December 2015
3. Monthly Details - December 2015
4. Issues and Resolutions
5. Next Month's Schedule Outlook

## Overall Project Snapshot

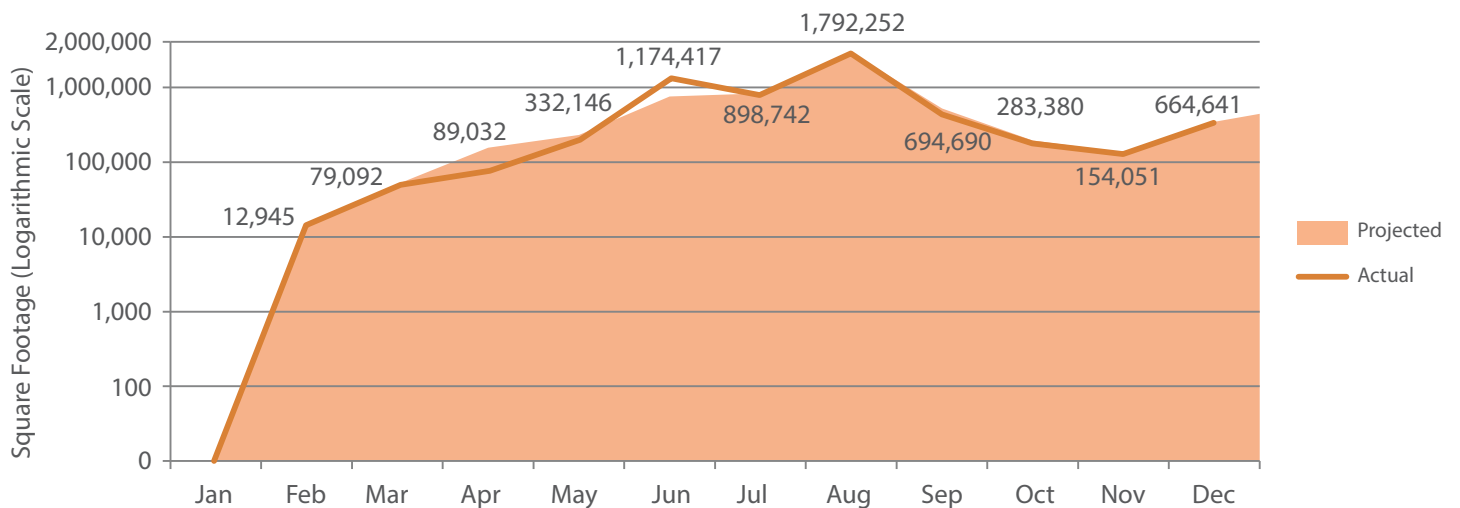
Contract Start Date: 17 October 2014  
 Estimated Completion Date: 16 October 2017  
 Contract End Date: 16 October 2017  
 Contract Value: \$13,500,115



## Current Status of County Buildings within All Project Phases\*

1) Staging:	643	4) Preliminary Analysis:	210	7) Project Approval:	113
2) Pre-Assessment:	55	5) Project Building:	85	8) Capital Planning:	0
3) Assessment:	107	6) Project Costing:	82		

## Assessment Progress Tracking - New Assessments





## Executive Summary - December 2015

In December, the field teams assessed approximately 650,000 square feet across 49 buildings. The buildings assessed this month (average 13,500 GSF) were larger in scale compared to recent months. The two largest sites this month were the Ferguson Administrative Services Center and the Long Beach Comprehensive Health Center, both within the Health Services Department. Other key project activities included a monthly Project Builder meeting with the ISD and the Fire Department as well as a key check-in project meeting with CEO management.

## Compared Monthly Statistics - December 2015

### Square Feet Assessed

Last Month:	154,051
This Month:	664,641
Next Month (Projected):	183,314

### Count of Buildings Assessed

Last Month:	36
This Month:	70
Next Month (Projected):	29

### Dollars Invoiced

Last Month:	\$158,512
This Month:	\$362,415

### No. Departments Assessed

Last Month:	2
This Month:	5
Next Month (Projected):	3

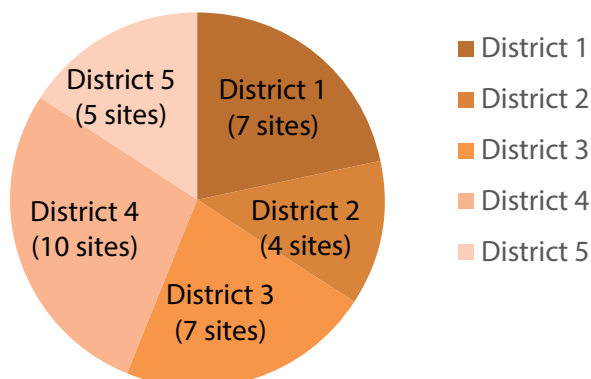
## Monthly Report – December 2015

The number of square feet assessed was as-expected from the end of November. December had four work weeks scheduled, with two weeks interrupted by Christmas and New Year's holidays. During the month of December, the building types assessed were fire stations, health centers, and probation camp buildings, and park-related buildings. Field teams visited the Fire Department, Health Services, Parks and Recreation, Probation, Public Health. Please note that the low square footage projection for January is due to the month's focus on the pre-assessment step of the workflow.

## Summary of Deferred Maintenance Costs to Date

The County has requested an ongoing total estimate for the cost of corrective actions as part of this monthly project report. Currently, only buildings within the Project Approval phase have associated costs, which total \$9.8 million. This figure is for approximately 119 buildings totaling 461,000 gross square feet. Please note that these projects have not yet been formally approved by County project staff, and are for informational (non-budgetary) purposes only. Furthermore, cost estimates to replace building systems near the end of their service life are not included in the above figure. The service life expiration date and replacement costs that are recorded for each bar-coded building system will be included as part of the total deferred maintenance cost in subsequent updates.

## Quantity of Sites Assessed per District - Dec. 2015



## Monthly Key Statistics - December 2015

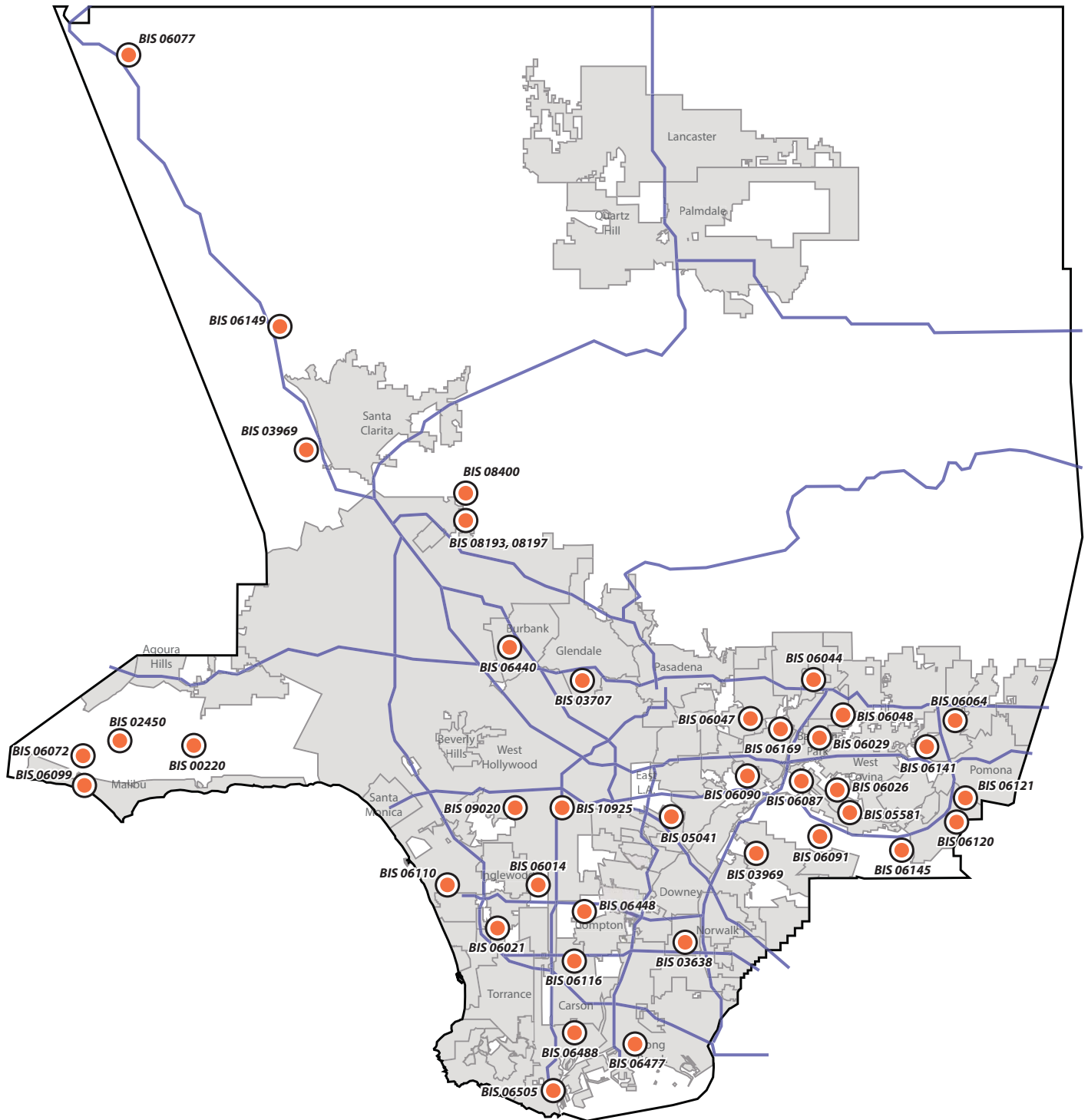
Total GSF:	664,641
Total Building Count:	70
Quantity of Departments:	5
Quantity of Deficiencies:	973
Quantity of Barcodes:	983
Dollars Invoiced:	\$362,415
Percent Completed:	2.68%



**List of Assessed Sites - December 2015**

#	Date	Department	BIS	Site Name	LACO	GSF	Deficiency Quantity	Barcode Quantity
1	12/01/15	Fire Department	06077	Fire Station 77	X159	4,220	24	17
2	12/01/15	Fire Department	06149	Fire Station 149	6204	4,000	audit	12
3	12/01/15	Health Services	06477	Long Beach Comp. Health Center	Y482	82,155	66	19
4	12/01/15	Fire Department	06110	Fire Station 110	X528	6,829	31	17
5	12/02/15	Fire Department	06116	Fire Station 116	X241	4,262	25	18
6	12/02/15	Fire Department	06021	Fire Station 21	3731	1,974	17	22
7	12/03/15	Fire Department	06488	Wilmington Health Center	5786	9,034	41	39
8	12/03/15	Probation	09020	Crenshaw Area Office	6304	19,112	46	19
9	12/07/15	Health Services	03638	Bellflower Health Center	4401	16,004	53	49
10	12/07/15	Health Services	05581	La Puente Health Center	5499	10,733	33	29
11	12/08/15	Health Services	10925	Kid's Place Employee Child Care	T420, T050	5,283	24	8
12	12/09/15	Fire Department	06026	Fire Station 26	5225	3,978	17	26
13	12/09/15	Fire Department	06091	Fire Station 91	4605	3,043	29	13
14	12/09/15	Fire Department	06120	Fire Station 120	5724	5,665	26	25
15	12/09/15	Public Health	06448	Oasis Clinic	6875	6,000	30	22
16	12/10/15	Fire Department	06029	Fire Station 29	5350	7,396	25	21
17	12/10/15	Fire Department	06044	Fire Station 44	5241	6,385	26	19
18	12/10/15	Public Health	06505	South Bay Environmental Health	5751	14,250	35	40
19	12/10/15	Probation	03966	Internal Audits Office	X022	2,694	13	1
20	12/10/15	Fire Department	06121	Fire Station 121	A404	3,100	10	17
20	12/14/15	Probation	02400	Camp Kilpatrick	4729	6,371	audit	audit
21	12/14/15	Probation	02450	Camp Miller	4716, 4717, 4718, 4719, 5503, 5504, 4716-1, 4719-1	30,491	audit	audit
22	12/14/15	Public Health	03969	Whittier Public Health Center	4216	17,552	48	43
23	12/14/15	Health Services	05041	Ferguson Admin. Services Center	A460, A460-1, A460-2, A460-3, A460-4, A460-5	268,950	194	320
24	12/16/15	Fire Department	06047	Fire Station 48	5785	3,840	14	11
25	12/16/15	Fire Department	06169	Fire Station 169	X216, X216-1, X216-2	6,614	41	33
26	12/17/15	Fire Department	06072	Fire Station 72	1702	5,218	audit	audit
27	12/17/15	Fire Department	06099	Fire Station 99	6320	4,192	audit	audit
28	12/21/15	Probation	00220	Camp Gonzalez	4414, 4415, 4416, 4417, 4419, 4420, 6356, t410, 4419-1, 6356-1, Y561	51,010	audit	audit
29	12/21/15	Parks and Rec.	08193	El Cariso Regional Park	6654, 6655, 6656	14,500	27	58
30	12/21/15	Parks and Rec.	08197	El Cariso Clubhouse	6660	18,374	40	34
31	12/23/15	Public Health	03707	Glendale Public Health Center	4295	15,217	21	24
32	12/23/15	Health Services	06440	Burbank Public Health Center	X014	5,864	10	17
<b>Totals</b>					<b>68 buildings</b>	<b>661,210</b>	<b>974</b>	<b>983</b>

## Map of Sites Visited (Assessment and Pre-assessment) - December 2015



## Schedule Adjustments -December 2015

The following site was postponed during the month of December:

- Veteran's Memorial Nature Center (BIS: 08400)

## List of Key Project Events during December 2015

12/01/2015 - A: Pre-survey BIS: 03969, Whittier Public Health Center, Address: 7643 S PAINTER AVE, Whittier

B: Survey BIS: 06477, Long Beach Comprehensive Health Center (1 of 2), Address: 1333 CHESTNUT AVE, Long Beach

C: Survey BIS: 06149, Fire Station 149, Address: 31770 RIDGE ROUTE RD, Castaic

C: Survey BIS: 06077, Fire Station 77, Address: 46855 N PEACE VALLEY RD, Gorman

12/02/2015 - A: Pre-survey BIS: 03707, Glendale Public Health Center, Address: 501 N GLENDALE AVE, Glendale

A: Pre-survey BIS: 06440, Burbank Public Health Center, Address: 1101 W MAGNOLIA BLVD, Burbank

B: Survey BIS: 06477, Long Beach Comprehensive Health Center (2 of 2), Address: 1333 CHESTNUT AVE, Long Beach

D: Survey BIS: 06110, Fire Station 110, Address: 4433 ADMIRALTY WAY, Marina Del Rey

D: Survey BIS: 06116, Fire Station 116, Address: 755 E VICTORIA ST, Carson

12/03/2015 - B: Survey BIS: 06488, Wilmington Health Center, Address: 1325 BROAD AVE, Wilmington

C: Survey BIS: 09020, Crenshaw Probation Office (1 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Survey BIS: 06021, Fire Station 21, Address: 4312 W 147TH ST, Lawndale

D: Pre-survey BIS: 06014, Fire Station 14, Address: 1401 W 108TH ST, Los Angeles

12/07/2015 - C: Survey BIS: 09020, Crenshaw Probation Office (2 of 2), Address: 3606 W EXPOSITION BLVD, Los Angeles

D: Pre-survey BIS: 06029, Fire Station 29, Address: 14334 E ANGELES ST, Baldwin Park

D: Pre-survey BIS: 06044, Fire Station 44, Address: 1105 S HIGHLAND AVE, Duarte

12/08/2015 - November 2015 monthly report issued

12/08/2015 - A: Survey BIS: 06448, Oasis Clinic, Address: 1807 E 120TH ST, Los Angeles

B: Survey BIS: 10925, Kid's Place Emporium Child Care, Address: 2901 S HOPE ST, Los Angeles

D: Survey BIS: 06026, Fire Station 26, Address: 15336 E ELLIOTT AVE, La Puente

D: Survey BIS: 06091, Fire Station 91, Address: 2691 S TURNBULL CANYON RD, Hawaiian Gardens

12/09/2015 - A: Survey BIS: 06505, South Bay Environmental Health Center, Address: 122 W 8TH ST, San Pedro

C: Pre-survey BIS: 06141, Fire Station 141, Address: 1124 W PUENTE ST, San Dimas

C: Pre-survey BIS: 06064, Fire Station 64, Address: 164 S WALNUT AVE, San Dimas

D: Survey BIS: 06120, Fire Station 120, Address: 1051 S GRAND AVE, Diamond Bar

D: Pre-survey BIS: 06145, Fire Station 145, Address: 1525 S NOGALES ST, Rowland Heights

12/10/2015 - A: Survey BIS: 03969, Whittier Public Health Center, Address: 7643 S PAINTER AVE, Whittier

B: Survey BIS: 03638, Bellflower Health Center, Address: 10005 E FLOWER ST, Bellflower

B: Survey BIS: 05581, La Puente Health Center, Address: 15930 E CENTRAL AVE, La Puente

C: Pre-survey BIS: 06189, Fire Station 189, Address: 1101 W MC KINLEY AVE, Pomona

C: Pre-survey BIS: 06121, Fire Station 121, Address: 346 ARMITOS PLACE, Diamond Bar

12/14/2015 - Project Builder meeting (second one) at 915 Wilshire

12/14/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (1 of 6), Address: 5555 FERGUSON DR, Commerce

C: Survey BIS: 02450, Camp Miller (1 of 2), Address: 433 S ENCINAL CANYON RD, Malibu

D: Pre-survey BIS: 06047, Fire Station 47, Address: 5946 N KAUFFMAN AVE, Temple City

D: Pre-survey BIS: 06087, Fire Station 87, Address: 140 S 2ND AVE, Industry

12/15/2015 - Project meeting with CEO management

**List of Key Project Events during December 2015 (continued)**

B: Survey BIS: 05041, DHS Ferguson Admin Services Center (2 of 6), Address: 5555 FERGUSON DR, Commerce

C: Survey BIS: 02450, Camp Miller (2 of 2), Address: 433 S ENCINAL CANYON RD, Malibu

D: Pre-survey BIS: 06090, Fire Station 90, Address: 10115 E RUSH ST, South El Monte

D: Survey BIS: 06048, Fire Station 48, Address: 15546 E ARROW HWY, Irwindale

12/16/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (3 of 6), Address: 5555 FERGUSON DR, Commerce

D: Pre-survey and Survey BIS: 06169, Fire Station 169, Address: 5112 N PECK RD, El Monte

12/17/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (4 of 6), Address: 5555 FERGUSON DR, Commerce

C: Survey BIS: 06072, Fire Station 72, Address: 1832 S DECKER RD, Malibu

C: Survey BIS: 06099, Fire Station 99, Address: 32550 PACIFIC COAST HWY, Malibu

12/21/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (5 of 6), Address: 5555 FERGUSON DR, Commerce

C: Survey BIS: 00220, Camp Gonzalez (1 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas

D: Survey BIS: 08193 and 08197, El Cariso Regional Park, Address: 13100 HUBBARD ST, Sylmar

12/22/2015 - B: Survey BIS: 05041, DHS Ferguson Admin Services Center (6 of 6), Address: 5555 FERGUSON DR, Commerce

C: Survey BIS: 00220, Camp Gonzalez (2 of 2), Address: 1301 N LAS VIRGENES RD, Calabasas

D: Survey BIS: 08400, Veteran's Memorial, Address: 13000 SAYRE ST, Sylmar

12/23/2015 - A: Survey BIS: 03707, Glendale Public Health Center, Address: 501 N GLENDALE AVE, Glendale

A: Survey BIS: 06440, Burbank Public Health Center, Address: 1101 W MAGNOLIA BLVD, Burbank

## Project Issues and Resolutions

The lack of high-level building information remains an ongoing issue that affects the project's timeliness and efficiency. Field teams often find buildings for which no County record exists. Official building numbers, known as LACO numbers, are crucial to joining newly observed data with existing County information, such as a building's size, history and known maintenance issues. The extra time spent researching records and interviewing personnel is slow and tedious. In response, the County is attempting to refresh its list of existing buildings.

Lack of existing floor plans is another recurring issue which, in conjunction with lack of LACO numbers, is delaying in project progress. In response, field teams must linger on site longer, drawing room layouts from scratch, an activity beyond the project scope. However, since digitized floor plans are a critical part of the workflow, this work cannot be omitted or deferred until later.

Staff attrition among the field team has had a multi-month effect, causing a net reduction in square footage assessed in the final quarter of 2015. In response, a field team reorganization strategy is being implemented for the first quarter of 2016, which will result in a net increase in staff, productivity and throughput.

## Project Expectations for January 2016

The first month of 2016 will focus on pre-assessments, the initial site visit prior to the search for deficiencies. Previously, assessments would be scheduled before the pre-assessment took place, which consequently created a scheduling disconnect when additional buildings were found—or buildings were removed from the schedule. In 2016, full assessments will be scheduled only after the pre-assessments. Therefore, the assessment teams will focus on this task during January and February.

Another key expectation is the reorganization and expansion of the field assessment teams. The number of staff is expected to increase from 12 to 24 (four to six teams). Each team will focus on a specific County department. To support this increase, a number of new staff will be training during the first half of January.

## Anticipated Schedule Adjustments for January 2016

No specific scheduling adjustments are expected during January. However, lack of County-provided floor plans for existing buildings remains the most probable risk to postponement of scheduled site visits.

## Anticipated Project Events during January 2016

01/05/2016 - B: Pre-survey BIS: 01316, Public Health Laboratory Building, Address: 12750 ERICKSON AVE, Downey

C: Pre-Survey BIS: 06134, Fire Station 134, Address: 43225 N 25TH STREET-W, Lancaster

C: Pre-Survey BIS: 06033, Fire Station 33, Address: 44947 DATE AVE, Lancaster

D: Pre-Survey BIS: 06004, Fire Station 4, Address: 2644 N SAN GABRIEL BLVD, Rosemead

D: Pre-Survey BIS: 06027, Fire Station 27, Address: 6031 RICKENBACKER RD, Commerce

01/06/2016 - A: Pre-survey BIS: 05300, Probation Centinela Office, Address: 1320-30 W IMPERIAL HWY, Los Angeles

A: Pre-Survey BIS: 09028, Firestone Area Office, Address: 8526 S GRAPE ST, Los Angeles

B: Pre-survey BIS: 01301, Public Health Facilities Building, Address: 12838 ERICKSON AVE, Downey

C: Pre-Survey and Survey BIS: 06135, Fire Station 135, Address: 1846 E AVENUE K-4, Lancaster

D: Pre-survey BIS: 06015, Fire Station 15, Address: 11460 SANTA GERTRUDES AVE, Whittier

D: Pre-survey BIS: 06049, Fire Station 49, Address: 13820 S LA MIRADA BLVD, La Mirada

01/07/2016 - December 2015 monthly report due

A: Pre-Survey BIS: 08214, Santa Clarita Senior Center, Address: 22900 MARKET ST, Santa Clarita

B: Pre-survey BIS: 01305, Public Defender Court Records Building, Address: 12817 DAHLIA AVE, Downey

B: Pre-survey BIS: 01313, Record Storage, Address: 7723 CONSUELO ST, Downey

C: Pre-survey BIS: 06093, Fire Station 93, Address: 5624 E AVENUE R, Palmdale

C: Pre-survey BIS: 06079, Fire Station 79, Address: 33957 LONGVIEW RD, Pearblossom

D: Pre-survey BIS: 06016, Fire Station 16, Address: 8010 COMPTON AVE, Los Angeles

**Anticipated Project Events during January 2016 (continued)**

- D: Pre-survey BIS: 06041, Fire Station 41, Address: 1815 E 120TH ST, Los Angeles
- 01/11/2016 - A: Pre-Survey BIS: 10537, 10538, Antelope Valley Senior Center (1 of 3), Address:  
 B: Pre-survey BIS: 06476, Westside Mental Health Center, Address: 11080 W OLYMPIC BLVD, West Los Angeles  
 D: Survey BIS: 08400, Veteran's Memorial, Address: 13000 SAYRE ST, Sylmar
- 01/12/2016 - A: Pre-Survey BIS: 10537, 10538, Antelope Valley Senior Center (2 of 3), Address:  
 B: Pre-survey BIS: 10330, Arcadia Mental Health Center, Address: 330 E LIVE OAK AVE, Arcadia  
 B: Pre-survey BIS: 10150, East San Gabriel Valley Mental Health, Address: 1517 W GARVEY AVE, West Covina  
 C: Pre-survey BIS: 06035, Fire Station 35, Address: 13717 ARTESIA BLVD, Cerritos  
 C: Pre-survey BIS: 06094, Fire Station 94, Address: 6421 E TURNERGROVE DR, Lakewood  
 D: Pre-survey BIS: 06028, Fire Station 28, Address: 7733 GREENLEAF AVE, Whittier  
 D: Pre-survey BIS: 06059, Fire Station 59, Address: 10021 SCOTT AVE, Whittier
- 01/13/2016 - A: Pre-Survey BIS: 10537, 10538, Antelope Valley Senior Center (3 of 3), Address:  
 C: Pre-survey BIS: 06045, Fire Station 45, Address: 4020 E CANDLEWOOD ST, Lakewood  
 C: Pre-survey BIS: 06122, Fire Station 122, Address: 2600 GREENMEADOW RD, Lakewood  
 D: Survey BIS: 06087, Fire Station 87, Address: 140 S 2ND AVE, Industry
- 01/14/2016 - B: Pre-survey BIS: 06501, Canoga Park Health Center, Address: 7107 REMMET AVE, Canoga Park  
 C: Pre-survey and Survey BIS: 06020, Fire Station 20, Address: 12110 E ADOREE ST, Norwalk  
 D: Survey BIS: 06047, Fire Station 47, Address: 5946 N KAUFFMAN AVE, Temple City  
 D: Survey BIS: 06090, Fire Station 90, Address: 10115 E RUSH ST, South El Monte
- 01/18/2016 - A: Pre-survey BIS: 10164, San Gabriel Valley Service Center, Address: 1441 SANTA ANITA AVE, South El Monte  
 B: Pre-survey and Survey BIS: 04129, Monrovia Public Health, Address: 330 W MAPLE AVE, Monrovia  
 C: Survey BIS: 06141, Fire Station 141, Address: 1124 W PUENTE ST, San Dimas  
 C: Survey BIS: 06064, Fire Station 64, Address: 164 S WALNUT AVE, San Dimas  
 D: Survey BIS: 06124, Fire Station 124, Address: 25870 HEMINGWAY AVE, Stevenson Ranch  
 D: Survey BIS: 06046, Fire Station 46, Address: 14425 OLIVE VIEW DR, Sylmar
- 01/20/2016 - A: Pre-Survey BIS: 10533, 10545, Altadena Senior Center (1 of 2), Address: 560 E MARIPOSA ST, Altadena  
 B: Pre-survey BIS: 06510, Environmental Health HQ (1 of 2), Address: 5050 COMMERCE DRIVE, Baldwin Park  
 C: Pre-survey BIS: 06119, Fire Station 119, Address: 20480 PATHFINDER ROAD, Walnut  
 C: Survey BIS: 06145, Fire Station 145, Address: 1525 S NOGALES ST, Rowland Heights  
 D: Survey BIS: 06111, Fire Station 111, Address: 26829 N SECO CANYON RD, Santa Clarita  
 D: Survey BIS: 06108, Fire Station 108, Address: 28799 N ROCK CANYON RD, Santa Clarita
- 01/21/2016 - A: Pre-Survey BIS: 10533, 10545, Altadena Senior Center (2 of 2), Address: 560 E MARIPOSA ST, Altadena  
 B: Pre-survey BIS: 06510, Environmental Health HQ (2 of 2), Address: 5050 COMMERCE DRIVE, Baldwin Park  
 C: Pre-survey and Survey BIS: 06010, Fire Station 10, Address: 1860 E DEL AMO BLVD, Carson  
 D: Survey BIS: 06016, Fire Station 16, Address: 8010 COMPTON AVE, Los Angeles  
 D: Survey BIS: 06041, Fire Station 41, Address: 1815 E 120TH ST, Los Angeles
- 01/25/2016 - A: Pre-survey BIS: 09014, East LA Service Center, Address: 133 N SUNOL DR, East Los Angeles  
 B: Pre-survey BIS: 10830, Humphrey Comprehensive Health Center (1 of 3), Address: 5850 S MAIN ST, Los Angeles  
 C: Survey BIS: 06014, Fire Station 14, Address: 1401 W 108TH ST, Los Angeles  
 C: Pre-survey BIS: 06095, Fire Station 95, Address: 137 W REDONDO BEACH BLVD, Gardena
- 01/26/2016 - A: Pre-survey BIS: 10525, Willowbrook Senior Center, Address: 12915 S JARVIS AVE, Los Angeles  
 A: Pre-survey BIS: 10526, Florence/Firestone Senior Center, Address: 7807 S COMPTON AVE, Los Angeles

## **Anticipated Project Events during January 2016 (continued)**

B: Pre-survey BIS: 10830, Humphrey Comprehensive Health Center (2 of 3), Address: 5850 S MAIN ST, Los Angeles

D: Survey BIS: 06051, Fire Station 51, Address: 3900 N LANKERSHIM BLVD, Universal City

D: Survey BIS: 06070, Fire Station 70, Address: 3970 CARBON CANYON RD, Malibu

01/27/2016 - A: Pre-survey BIS: 10529, San Pedro Service Center, Address: 769 W 3RD ST, San Pedro

B: Pre-survey BIS: 10830, Humphrey Comprehensive Health Center (3 of 3), Address: 5850 S MAIN ST, Los Angeles

C: Survey BIS: 06134, Fire Station 134, Address: 43225 N 25TH STREET-W, Lancaster

C: Survey BIS: 06033, Fire Station 33, Address: 44947 DATE AVE, Lancaster

D: Survey BIS: 06001, Fire Station 1, Address: 1108 N EASTERN AVE, Los Angeles

D: Survey BIS: 06003, Fire Station 3, Address: 930 S EASTERN AVE, East Los Angeles

01/28/2016 - C: Survey BIS: 06093, Fire Station 93, Address: 5624 E AVENUE R, Palmdale

C: Survey BIS: 06079, Fire Station 79, Address: 33957 LONGVIEW RD, Pearblossom

D: Survey BIS: 06004, Fire Station 4, Address: 2644 N SAN GABRIEL BLVD, Rosemead

D: Survey BIS: 06027, Fire Station 27, Address: 6031 RICKENBACKER RD, Commerce



